



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2406989
Applicant Name: Tyler Goodmanson for CRBB, LLC
Address of Proposal: 14017 Roosevelt Way North

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 3,766 sq. ft. and B) 3,750 sq. ft. The existing single family residence will remain.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into two parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading or demolition or involving
another agency with jurisdiction

BACKGROUND DATA

Site Description

This 7,517.2 sq. ft. site is zoned Single Family 5000 (SF 5000). The site is bounded by Roosevelt Way North on the north, Densmore Avenue North on the east, and North 140th Street on the south. The lot is developed with a single family residence on the western portion of the site. The site is not located in a mapped or otherwise identified critical area. The streets are paved but are not improved with curbs or sidewalks. A portion of North 140th Street is undeveloped and is covered with vegetation.

Area Development

Development in the vicinity consists primarily of single family residences on lots of varying shapes and sizes. The moderate volume of traffic along Roosevelt Way North produces vehicle noise and airborne particulates in the vicinity.

Proposal

The proposal is to short subdivide one platted lot into two lots. Each lot would have the following lot areas: Parcel A – 3,766.6 sq. ft., Parcel B – 3,750.6 sq. ft. Vehicular access to Parcel A could be from either Roosevelt Way North or North 140th Street. Vehicular access to Parcel B would be from Roosevelt Avenue North, Densmore Avenue North, or from North 140th Street. Parcels A and B would both have a trapezoid shape.

Public Comment

Ten comment letters were received during the comment period which ended November 10, 2004. Concerns were expressed about: increased housing density, a change in the platting pattern and neighborhood character, loss of vegetation in North 140th Street and onsite, the impact on birds and animals, increased stormwater runoff from increased impervious surfaces, increased demand for onstreet parking, increased traffic and safety hazards from additional curb cuts, increased noise, the existing fencing is leaning down, and the lack of maintenance from previous tenants and absentee owners/

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. Conformance to the applicable Land Use Code provisions;
2. Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;
3. Adequacy of drainage, water supply, and sanitary sewage disposal;
4. Whether the public use and interests are served by permitting the proposed division of land;
5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;
6. Is designed to maximize the retention of existing trees;
7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

Based on information provided by the applicant, referral comments from the Access and Drainage Section, Water, and Fire Departments, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The proposed parcels would meet minimum lot size requirements with both parcels meeting the lot area exception of Section 23.44.010B1 of the Land Use Code. Both parcels would provide adequate buildable lot area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. Parcel A would have street frontage on both Roosevelt Way North and the paved portion of North 140th Street and could obtain vehicular access from either street. Parcel B would have vehicular access off of Roosevelt Way North, Densmore Avenue North, or the paved portion of North 140th Street. The streets are paved but do not have curbs or sidewalks. The Fire Department has indicated that the proposal will allow adequate emergency vehicle access to all parcels. City Light indicated that the proposed parcels will have adequate access to electrical utilities with the provision of an easement.
3. Drainage, water supply and sanitary sewage disposal issues are as follows:

A sanitary sewer is available in the North 140th Street right-of-way. A publicly maintained drainage ditch exists in Roosevelt Way North. No drainage or sewer conditions are required for short plat approval. The method of drainage control will be determined at the time of the building permit application.

There is an existing standard 6 inch water main in Roosevelt Way North. A fire hydrant is located 230 feet southwest of the property.
4. The purpose of the Single Family 5000 zone is to preserve and maintain the physical character of the single family residential areas in a way that encourages rehabilitation and provides housing opportunities throughout the City for all residents. This short plat will sensitively increase the scale and intensity of development in the neighborhood while also attempting to minimize the impacts on existing character. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection, as well as adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.
5. The proposed subdivision is not located in a mapped or otherwise identified environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. All but one of the trees on the site are located along the property lines of Parcels A and B, so most of the trees would not be located in the buildable portion of each lot. There does not appear to be a plat configuration that would better maximize the retention of trees, so the short plat has been designed to maximize the retention of trees.
7. A unit lot subdivision is not proposed so the criterion relating to unit lot subdivisions is not applicable to this short plat.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Submit the recording fee and final recording forms for approval. See changes suggested by the land use planner and reconcile the changes to the planner's satisfaction.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ___ of ___ ". If necessary, renumber the pages.
3. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
4. Provide an easement for electrical facilities to the satisfaction of Seattle City Light. Added to the plat shall be the following statement: "*An easement is granted to Seattle City Light as shown on page ___ of ___.*"
5. Remove the word parking from the ingress and egress easement across Parcel B.
6. Provide an easement or covenant to allow for the installation of an address sign facing Roosevelt Way North at the northeast corner of Parcel A identifying the address of the existing house at 14017 Roosevelt Way N.

Conditions of Approval Upon Application for Construction Permits

7. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to the construction permit plans.

Signature: (signature on file)

Date: March 10, 2005

Malli Anderson
Land Use Planner
Land Use Services